

Central Manitou Springs Business Improvement District (BID)

Board of Directors Meeting Minutes

December 11, 2015

Present: Jessie Cormaney, Chuck Englund, Tim Haas, Becky Elder

Absent: Neal Cully, Bud Ford

Staff: Leslie Lewis

A regular meeting of the Central Manitou Springs Business Improvement District (BID) Board of Directors was held on Friday, December 11, 2015 at the Manitou Springs Chamber of Commerce, Visitors Bureau & Office of Economic Development offices. The meeting was called to order at 8:58 a.m. by Tim Haas.

A. Action Item: Approval of September Minutes

Tim Haas made a motion to approve the minutes of the September meeting as presented. Chuck Englund seconded the motion. Jessie Cormaney abstained as she was not available for the meeting.

B. Action Item: Approval of November Financials

The "Other Current Liabilities" on the balance sheet was discussed. Tim and Leslie will work to understand that entry.

In 2015, the BID Board authorized the additional charge for Master Blaster to come in and power-wash the sidewalks in addition to bringing in the "spring clean-up" dumpsters. Those expenses are in "Other Expense". The expenses will be over budget this year with those additional activities. With the additional transients in Manitou Springs, and the very rainy summer, there were additional expenses trying to keep downtown clean.

There were no questions regarding the November financials. Chuck made a motion to approve the financials as presented. Jessie seconded the motion and it was approved.

C. Action Item: Adoption of the 2016 Budget

The Maintenance cost, which covers the labor, has been increased slightly for 2016. Additionally, the "Power Wash Supplies" will be changed to "Supplies" as it also has covered the cost of ice melt, shovels, brooms, etc. The Board discussed changing to a landscape company but determined we would not get the same level of service in that the individuals come back through in the afternoon and pick up trash again. Jessie expressed concern that downtown is not being cleaned very well.

On the last snow, the City ran their atv/plow on the sidewalk, just leaving the edges of the sidewalks to be shoveled. Leslie believes the City will continue to run a path to help but will talk with Greg Springman and Brad Walters. Jessie will keep an eye on the job being done and report back to the Board.

With the maintenance costs being higher, there was not a lot of area to take the funds from so the marketing/holiday promotion will be reduced. The Chamber will be advertising for Manitou Springs during the holiday season.

There were signs “It’s Okay to Say No” that came out of amenities. In 2016, we will pay for the dumpsters from the Amenities line item. Tim suggested we bring in the dumpsters and have the spring walk through with the City about the same time. Chuck Englund is storing the powerwasher in his garage area.

Chuck made a motion to approve the 2016 Budget. Jessie seconded the motion and it was approved.

D. Discussion: Fall/Winter Business

Leslie is getting concerns/complaints from the 700 block that November was horrible but is not hearing that all over town. Tim reported sales in November in his stores started slow but finished strong. Jessie talked about the impact of being on the shady side of the street. Having Santa in the Spa rotunda has been quieter than we would have expected on Saturdays and Sundays. Free parking on Saturdays is being promoted. In helping visitors with kiosks, staff hears complaints that it is confusing to have to push “pay to park” to get to the “3 hour free option”. People have also discussed the concern that the “Black Friday” incident had people doing more online shopping and staying home.

E. Discussion: Parking Issues

There was discussion and concern expressed over the significant increase in parking fees on Ruxton having an impact on Manitou Avenue. Mike Graham has requested the meters in the first block of Ruxton to not allow parking for longer than 2 hours with no time extension allowed. The item did go to City Council but has been sent back to the Parking Authority board. Tim suggested maybe there should not be any parking longer than 2 hours before noon anywhere in downtown. Becky Elder asked if everyone had seen the Ruxton Avenue traffic report that just came out. It is an 80+ page report that is on the City’s web site.

The Board discussed the residential parking program was discussed. Some suggestions discussed were painting the curbs a different color, larger signs signifying the “residential parking area”, and giving a warning, instead of a ticket, to first time offenders.

F. Downtown Cleanliness

All members were asked to take note and ask their neighbors to take note and provide specifics that can be addressed.

Jessie asked if the City was going to paint crosswalks and parking spaces this spring. Leslie will check and report back.

G. Holiday Advertising

Ads are being run on Comcast Cable in both Denver and Colorado Springs as well as KRDO and Fox 21. The Chamber is also running a radio campaign on Colorado Public Radio and participating in an online contest with KOAA. Business were asked to tell customers about Santa and free gift wrapping in the Spa.

H. City Report

Becky Elder reported that the city is looking at using students in the Police Academy to help with the downtown patrols next year instead of the company that was used this past summer and fall. The Police Department has just added another officer as well.

Becky requested the BID establish a set meeting and get it on the City calendar going forward as well as the liaison to be able to get on their schedule.

The board discussed the homeless situation in Manitou Springs and downtown Colorado Springs. The homeless problem is all over the country with no easy solutions.

I. **Unscheduled Appearances**

Tim informed the Board that the Executive Director for Pikes Peak Country Attractions Association has been removed from that position. Additional, confidential, details were shared with the Board as a member organization.

Blake Allen has bought the building at 108 Canon Avenue and will be moving his real estate office in that location. It has been vacant since the 2013 flooding. Baba's Burgers is getting good reviews. Suzi Q's has closed and another restaurant is negotiating on the building.

Having no additional business, the meeting adjourned at 10:13 am.